

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

10:30 AM

1: -

Chapter

#0.00 Unless other arrangements have been made in advance with the Court, all appearances for this calendar will be via Zoom and not via Court Call. [See Judge Kaufman's posted procedures titled "phone/video appearances" on the Court's webpage.]
All parties participating in these hearings may connect from the zoom link listed below. This service is free of charge. You may participate using a computer or telephone.

Individuals may participate by ZoomGov video and audio using a personal computer (equipped with camera, microphone and speaker), or a handheld mobile device (such as an iPhone or Android phone). Individuals may opt to participate by audio only using a telephone (standard telephone charges may apply).

Neither a Zoom nor a ZoomGov account is necessary to participate and no pre-registration is required. The audio portion of each hearing will be recorded electronically by the Court and constitutes its official record.

Join CACB ZoomGov Meeting

Video/audio web address: <https://cacb.zoomgov.com/j/1610565922>

Meeting ID: 161 056 5922

Password: 480395

Join by Telephone

Telephone conference lines: 1-669-254-5252 OR 1-646-828-7666

Meeting ID: 161 056 5922

Password: 480395

For more information on appearing before Judge Kaufman by ZoomGov, please see the information entitled "Tips for a Successful ZoomGov Court Experience" on the Court's website at: <https://www.cacb.uscourts.gov/judges/honorable-victoria-s-kaufman> under the tab "Telephonic Instructions."

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

10:30 AM

CONT...

Chapter

Docket 0

Tentative Ruling:

- NONE LISTED -

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

10:30 AM

1:22-10545 Guarachi Wine Partners Inc.

Chapter 7

#1.00 Second and Final Fee Application of Subchapter V Trustee for Allowance and Payment of Chapter 11 Fees and Reimbursement of Expenses
Period: 5/5/2022 to 2/28/2023, Fee: \$51,408.00, Expenses: \$4.32

Docket 271

Tentative Ruling:

M. Douglas Flahaut ("Applicant"), subchapter V trustee - approve compensation of \$48,888.00 (based on Applicant's consent to reduce fees sought and a stipulation between Applicant and the United States trustee [doc. 276]) and reimbursement of expenses of \$4.32 - pursuant to 11 U.S.C. § 330, on a final basis for the period of May 5, 2022 through February 28, 2023.

Applicant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by Applicant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Applicant will be so notified.

Party Information

Debtor(s):

Guarachi Wine Partners Inc.

Represented By
Ron Bender
Todd M Arnold
Beth Ann R. Young

Movant(s):

Moriah Douglas Flahaut (TR)

Pro Se

Trustee(s):

Amy L Goldman (TR)

Represented By
Jonathan Serrano

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

10:30 AM

CONT... Guarachi Wine Partners Inc.

Chapter 7

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

10:30 AM

1:22-11415 21st Century Valet Parking, LLC

Chapter 11

#2.00 First Interim Fee Application For Compensation And Reimbursement
of Expenses of YK Law, LLP

fr. 5/18/23

Docket 129

Tentative Ruling:

YK Law, LLP ("Applicant"), counsel to debtor and debtor in possession - approve fees of \$28,640.00 and reimbursement of expenses of \$640.80 for the period of December 6, 2022 through January 9, 2023, pursuant to 11 U.S.C. § 331, on an interim basis.

Applicant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Applicant will be so notified.

Party Information

Debtor(s):

21st Century Valet Parking, LLC

Represented By
Vahe Khojayan

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

10:30 AM

1:22-11415 21st Century Valet Parking, LLC

Chapter 11

#3.00 First Interim Fee Application of Bartko, Zankel Bunzel & Miller as Special Labor And Employment Counsel to the Debtor-In-Possession For The Allowance of Fees For The Time Period of December 20, 2022 through January 31, 2023

fr. 5/18/23

Docket 128

Tentative Ruling:

Bartko Zankel Bunzel & Miller ("Applicant"), special labor and employment counsel to debtor and debtor in possession - approve fees of \$26,893.50 for the period of December 20, 2022 through January 31, 2023, pursuant to 11 U.S.C. § 331, on an interim basis.

Applicant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Applicant will be so notified.

Party Information

Debtor(s):

21st Century Valet Parking, LLC

Represented By
Vahe Khojayan

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

10:30 AM

1:22-11415 21st Century Valet Parking, LLC

Chapter 7

#4.00 Final Application Of Subchapter V Trustee For Approval Of Fees
And Reimbursement Of Expenses Of John-Patrick M. Fritz, Esq.
Period: 12/27/2022 to 4/10/2023, Fee: \$7981.50, Expenses: \$2.82

Docket 200

Tentative Ruling:

John-Patrick M. Fritz ("Applicant"), subchapter V trustee - approve compensation of \$7,981.50 and reimbursement of expenses of \$2.82- pursuant to 11 U.S.C. § 330, on a final basis for the period of December 7, 2022 through April 10, 2023.

Applicant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by Applicant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and Applicant will be so notified.

Party Information

Debtor(s):

21st Century Valet Parking, LLC

Represented By
Vahe Khojayan

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

1:30 PM

1:23-10179 Zara Nalbandian

Chapter 7

#5.00 Debtor's Motion to Avoid Lien judicial lien with Synchrony Bank

Docket 9

Tentative Ruling:

Grant.

Movant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and movant will be so notified.

Party Information

Debtor(s):

Zara Nalbandian

Represented By
Steven Abraham Wolvek

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

1:30 PM

1:23-10179 Zara Nalbandian

Chapter 7

#6.00 Debtor's Motion to Avoid Lien judicial lien with GCFS Inc

Docket 10

Tentative Ruling:

Grant.

Movant must submit the order within seven (7) days.

Note: No response has been filed. Accordingly, no court appearance by movant is required. Should an opposing party file a late opposition or appear at the hearing, the Court will determine whether further hearing is required and movant will be so notified.

Party Information

Debtor(s):

Zara Nalbandian

Represented By
Steven Abraham Wolvek

Trustee(s):

David Keith Gottlieb (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

2:00 PM

1:22-11514 Victor F. Alba

Chapter 11

#7.00 Debtor's Motion for Entry of an Order: (I) Authorizing the sale of Debtor's Real Property Located at 1438 Oak Grove Dr., Los Angeles, CA 90041 Free and Clear of Liens, Claims and Interests; (II) Approving the Proposed Overbid Procedures for the Sale of the Property; (III) Disallowing Credit Bid Rights of Disputed Creditor, Alex Pedram Mehdiani, in Connection with the Sale of the Property; and (IV) Granting Other Related Relief

[CONTINUED RE: PAYMENT]

fr. 5/11/22

Docket 97

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Victor F. Alba

Represented By
Crystle Jane Lindsey

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se

**United States Bankruptcy Court
Central District of California
San Fernando Valley
Victoria Kaufman, Presiding
Courtroom 301 Calendar**

Thursday, June 1, 2023

Hearing Room 301

2:00 PM

1:22-11514 Victor F. Alba

Chapter 11

#8.00 Debtor's Motion For Entry Of An Order: (I) Authorizing the sale of Debtor's Real Property Located at 5050 Shearin Ave., Los Angeles, CA 90041 [APN 5686-006-016], Free and Clear of Liens, Claims and Interests; (II) Approving the Proposed Overbid Procedures for the Sale of the Property; (III) Disallowing Credit Bid Rights of Disputed Creditor, Alex Pedram Mehdiani, in Connection with the Sale of the Property; and (IV) Granting Other Related Relief

[CONTINUED RE: PAYMENT]

fr. 5/11/23

Docket 86

Tentative Ruling:

- NONE LISTED -

Party Information

Debtor(s):

Victor F. Alba

Represented By
Crystle Jane Lindsey

Trustee(s):

John-Patrick McGinnis Fritz (TR)

Pro Se